

31st May 2022

The District Plan Hearings Administrator
Central Hawkes Bay District Council
PO Box 127
WAIPAWA 4210

Attention: Jessie Williams
Via email: districtplan@chbdc.govt.nz

Dear Jessie,

Hearing Stream III – Central Hawkes Bay Proposed District Plan

Two submission points raised by Surveying the Bay are being considered as part of Hearing Stream III. We are comfortable with the planning officer's reporting and recommendations in this respect, will not be attending the hearing in respect of these matters but would appreciate if this correspondence could be read at the hearing.

1. Side yard Reduction.

Our submission S.128.002 raises concerns with the significant increase in yard setbacks in the Rural Zones and how that might impact sites approved under the operative District Plan.

We are pleased to see this submission point is recommended for acceptance (see section 4.5 of the Officer's report). Applying a 15 metre side yard to small sites will lead to many resource consent applications to reduce yards, create uncertainty for those who wish to build on these sites and could severely compromise sites where shape or terrain restrict how much of the site might be available for development. The exceptions recommended in the Officer's report are an appropriate acknowledgment of what, in many cases, are very recent approvals.

2. Provision for Farm Park Development.

Submission 128.001 asks that Council include provision for Farm Park style subdivision by adopting the associated provisions from the Hastings District Plan. Surveying the Bay have been fortunate to have been involved in the development of a number of Farm Parks in Hastings District including:

Hill Country Conservation Estate - Blackbarn Road, Havelock North
Eskridge – Hill Road, Esk Valley
Matarua – Tuki Tuki Valley

We like Farm Parks:

- They're up-front and honest in their planning and consenting
- They're not easy to plan and consent and typically involve a team of experts. This has proven a "filter" removing all but the best sites from consideration.
- Positive environmental outcomes and strong land use balances are encouraged.
- There is no other provision in the Proposed Plan for the creation of multiple lifestyle sites.

- Farm Parks are great profile developments for Hawkes Bay

However having seen the process burden CHBDC is carrying through this District Plan review process we can accept the “Why go there” sentiment of 9.3.51 of the Officer’s report.

It appears there will be an ample supply of lifestyle sites in Central Hawkes Bay for the next few years reducing the likelihood that sufficient Farm Parks proposals would be devised to warrant the inclusion of specific provision in the District Plan at this time.

Yours faithfully
Surveying The Bay Ltd



Andrew Taylor
Registered Professional Surveyor

